

070.0

0001

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

716,200 / 716,200

USE VALUE:

716,200 / 716,200

ASSESSED:

716,200 / 716,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		STOWECROFT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEAN ANDREA &	
Owner 2: TOBIO ANDREW	
Owner 3:	
Street 1: 75 STOWECROFT RD	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER			
Owner 1: BEAN MARGARET M -			
Owner 2: -			
Street 1: 75 STOWECROFT RD			
Twn/City: ARLINGTON			
St/Prov: MA			
Postal: 02474			

NARRATIVE DESCRIPTION			
This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1534 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8434		Sq. Ft.	Site		0	70.	0.80	12									471,111						471,100	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description				User Acct	
101	8434.000	245,100		471,100	716,200						44749	
Total Card	0.194	245,100		471,100	716,200		Entered Lot Size				GIS Ref	
Total Parcel	0.194	245,100		471,100	716,200		Total Land:				GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	466.88	/Parcel:	466.88	Land Unit Type:				Insp Date	

**USER DEFINED**

Prior Id # 1: 44749	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	03:07:27
apro	
5993	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT							PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BEAN MARGARET M	65540-282	6/15/2015		Family	615,000	No	No	Mary Anne Bean dod 1/23/2007 bk 65540 pg 280.				
BEAN JOHN F/ETA	26760-437	10/22/1996			99	No	No	F				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/30/2019	788	Heat App	17,000	C					10/8/2018	MEAS&NOTICE	HS	Hanne S
3/15/2019	345	Redo Bat	18,795	C					12/11/2008	Meas/Inspect	345	PATRIOT
									10/8/1999	Meas/Inspect	263	PATRIOT
									7/29/1993		EK	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	21 - Split Level	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	15 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Average
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRS: 3	Baths: 1 HB: 1

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	8
3	

RES BREAKDOWN

Rate	Parcel ID	Typ	Date	Sale Price

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99992460
Adj \$ / SQ:	134.990
Other Features:	94000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333083
Depreciation:	87934
Depreciated Total:	245149

COMPARABLE SALES

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:		Before Depr: 134.99
Special Features:	0	Val/Su Net: 97.34
Final Total:	245100	Val/Su SzAd 192.99

MOBILE HOME

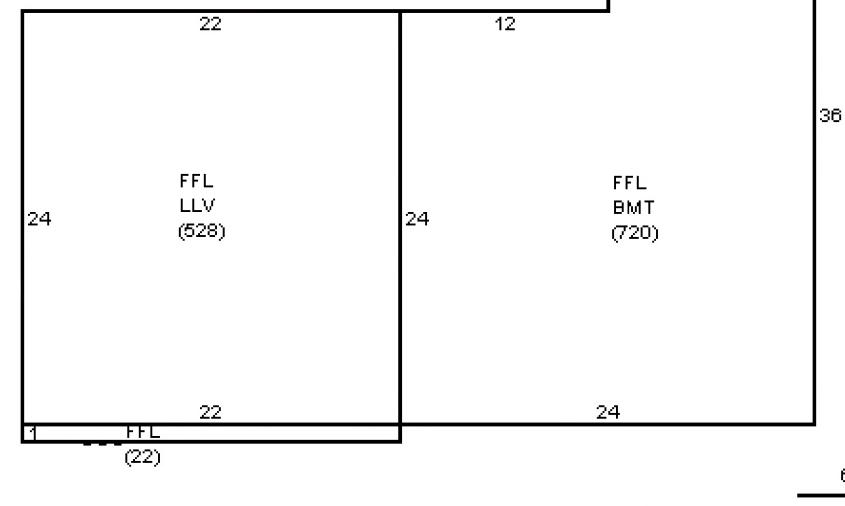
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2018	0.00	T	1	101						

PARCEL ID

070.0-0001-0015.0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,270	134.990	171,437	LLV	100	FLA	50	F
BMT	Basement	720	40.500	29,158					
LLV	Lower Level	528	72.890	38,488					
Net Sketched Area:		2,518	Total:		239,083				
Size Ad	Gross Area	2518	FinArea	1534					

IMAGE**AssessPro Patriot Properties, Inc**